

# 1943 Profile of the Bellerose, Queens area

from the 1943 *New York City Market Analysis*



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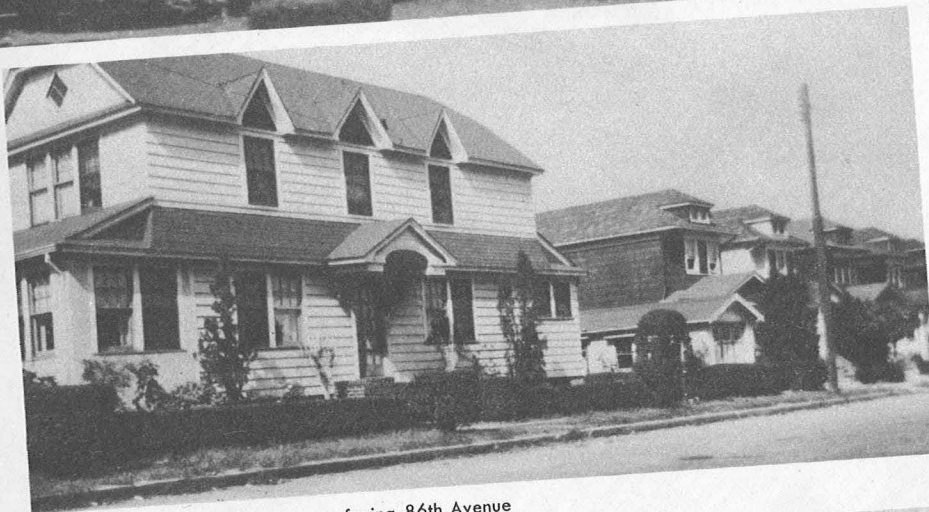


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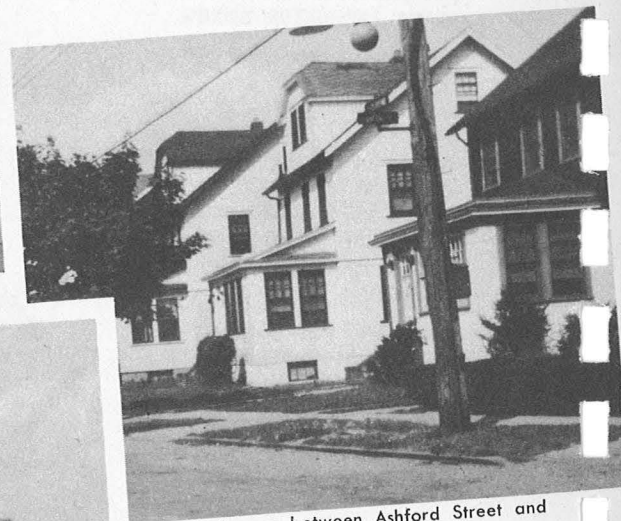
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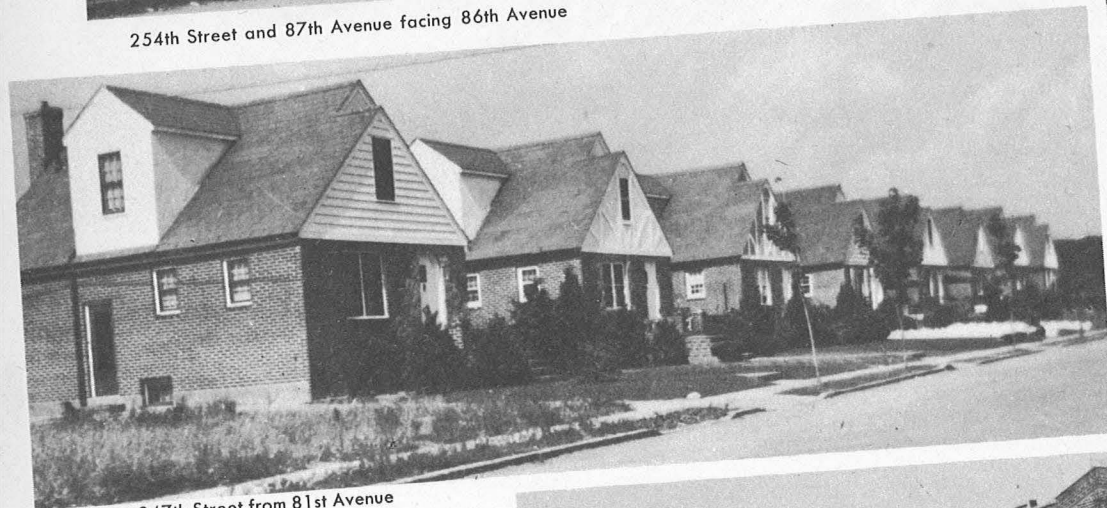
Seward Avenue and 234th St. facing 235th St.



254th Street and 87th Avenue facing 86th Avenue



88th Avenue between Ashford Street and Billings Street

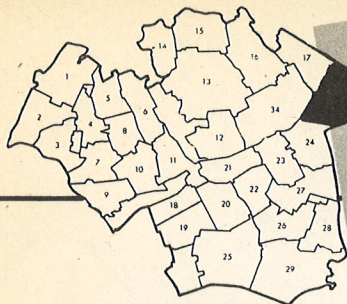


Above: 247th Street from 81st Avenue looking toward Union Turnpike



Right: Braddock Avenue from 237th Street facing west





# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN

QUEENS

35

Bellerose

POPULATION 17,666  
(larger than Palo Alto, Calif.)

Native white 13,878  
Foreign-born white 3,595  
Negro 185  
Other races 8

*Germans make up more than a fourth of the mixed foreign-born population.*

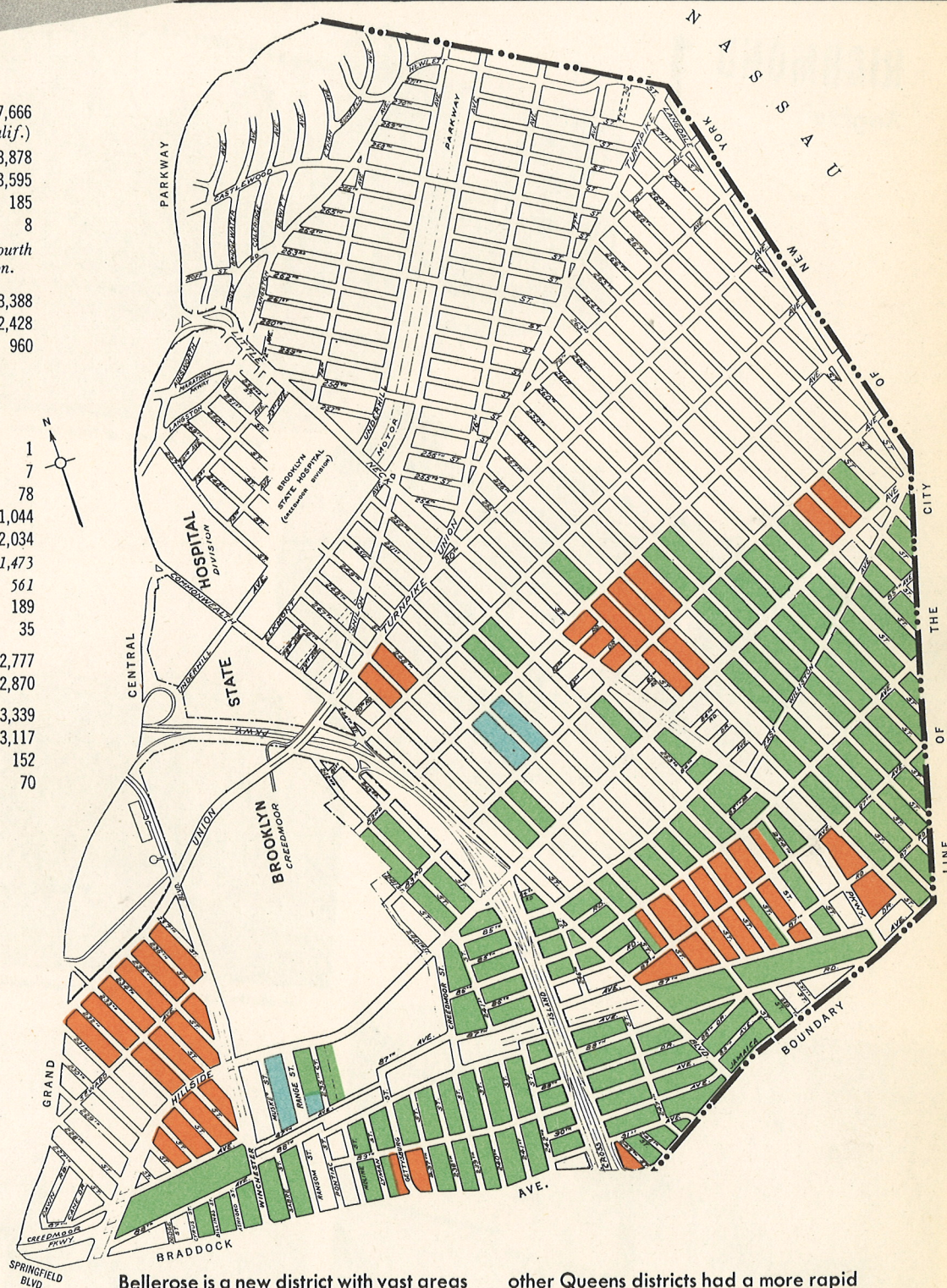
FAMILIES 3,388  
—owner families 2,428  
—tenant families 960

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	1
100-149	6,000-9,999	7
75-99	4,500-5,999	78
50-74	3,000-4,499	1,044
30-49	1,800-2,999	2,034
40-49	2,400-2,999	1,473
30-39	1,800-2,399	561
Under 30	Under 1,800	189
Unknown		35

Median family expenditure \$2,777  
Average family expenditure \$2,870

RESIDENTIAL STRUCTURES 3,339  
—one-family houses 3,117  
—two-family houses 152  
—three-or-more-family houses 70



Bellerose is a new district with vast areas of open fields in the north and northeast section. Only a few streets in this part of the district have been cut through. There is plenty of room for future expansion. The district has grown rapidly in the 1930-1940 decade, increasing its population 67 per cent. Only three

other Queens districts had a more rapid rate of growth. Most of the residents are in the middle-income group, living in new single family dwellings. Building of small homes continued until stopped by the war. Retail stores are scattered along Braddock and Jamaica Avenues.